



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Thomas Bartlett
DOCKET NO.: 16-03674.001-R-2
PARCEL NO.: 12-28-404-005

The parties of record before the Property Tax Appeal Board are Thomas Bartlett, the appellant, by attorney Ronald Kingsley of Lake County Real Estate Tax Appeal, LLC in Lake Forest; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **no change** in the assessment of the property as established by the **Lake** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$487,996
IMPR.: \$1,085,172
TOTAL: \$1,573,168

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Lake County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2016 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a two-story brick dwelling containing 7,818 square feet of living area that was constructed in 2006. Features of the home include a basement with 3,151 square feet of finished area, central air conditioning, nine fireplaces, and two attached garages with a combined building area of 1,104 square feet. The home also features a 945-square foot inground swimming pool. The dwelling is situated on a 69,438 square foot lot and is located in Lake Forest, Shields Township, Lake County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on five comparable sales located from .27 of a mile to 1.44 miles from the subject, only one of which has the same neighborhood code as the subject. The dwellings were built from 1895 to 2007 and consist of mixed multi-story brick, stucco or stone single-family dwellings. The houses range in size from 6,683 to 11,255 square feet of living area and are

situated on sites ranging in size from 60,548 to 97,139 square feet of land area. The dwellings each have a finished basement, central air conditioning, six or seven fireplaces, and one or two garages containing 725 to 1,133 square feet of building area. Three comparables each feature an inground swimming pool. These five comparables sold from September 2015 to July 2016 for prices ranging from \$2,900,000 to \$4,800,000 or from \$263.68 to \$661.43 per square foot of living area, including land. Appellant submitted listing sheets for comparables #1 and #2 which show that both homes were recently rehabbed. According to the listing sheets, comparable #1 had a \$1,600,000 update and "was restored from the ground up" while comparable #2 was "updated throughout by a renowned designer." Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$1,573,168. The subject's assessment reflects a market value of approximately \$4,744,174 or \$606.83 per square foot of living area, land included, when using the 2016 three-year average median level of assessment for Lake County of 33.16% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted a grid analysis and property record cards containing information on the subject and three comparable sales, one of which was also submitted by the appellant.¹ The comparables are located from .269 of a mile to 1.271 miles from the subject, two of which have the same neighborhood code as the subject. The dwellings consist of one, one-story and two, mixed multi-story brick or stucco single-family dwellings situated on sites containing from 40,979 to 106,501 square feet of land area. The homes were built from 1968 to 2006 and range in size from 6,000 to 7,405 square feet of living area. The comparables each have a basement, two with finished area, central air conditioning, three to seven fireplaces, and a garage ranging in size from 759 to 910 square feet of building area. Comparable #3 has a second attached garage with 242 square feet of building area. Two of the comparables each have an inground swimming pool. The board of review submitted listing sheets for comparables #1 and #2 which show those homes are located in close proximity to Lake Michigan and have luxury features such as a wine cellar, an elevator, and exquisite tile work. The comparables sold from August 2013 to October 2016 for prices ranging from \$4,000,000 to \$4,950,000 or from \$661.43 to \$668.47 per square foot of living area, including land. Based on the foregoing evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

¹ Board of review comparable #1 is the same property as appellant's comparable #3.

The parties submitted a total of seven comparable sales, as one property was common to both parties. The Board gave less weight to the appellant's comparables #2 and #4 which are much larger dwellings when compared to the subject. The Board also gave less weight to board of review comparables #2 and #3 as comparable #2 sold in August 2013 which is too remote in time to the January 1, 2017 assessment date at issue to be reflective of the subject's market value as of that date and as comparable #3 is a smaller dwelling with an unfinished basement, dissimilar when compared to the subject.

The Board finds that the remaining three comparables, which includes that parties' common comparable, while having varying degrees of similarity to the subject, were the best comparables submitted in the record. These comparables sold from September 2015 to July 2016 for prices ranging from \$2,900,000 to \$4,800,000 or from \$415.58 to \$661.43 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$4,744,174 or \$606.83 per square foot of living area, land included, which falls within the range established by the best comparable sales submitted for the Board's consideration. After considering adjustments to the comparables for any differences from the subject such as lot size and/or lack of inground swimming pool, the Board finds the subject's assessed value appears to be supported and no reduction in the subject's assessment is warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: October 20, 2020



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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